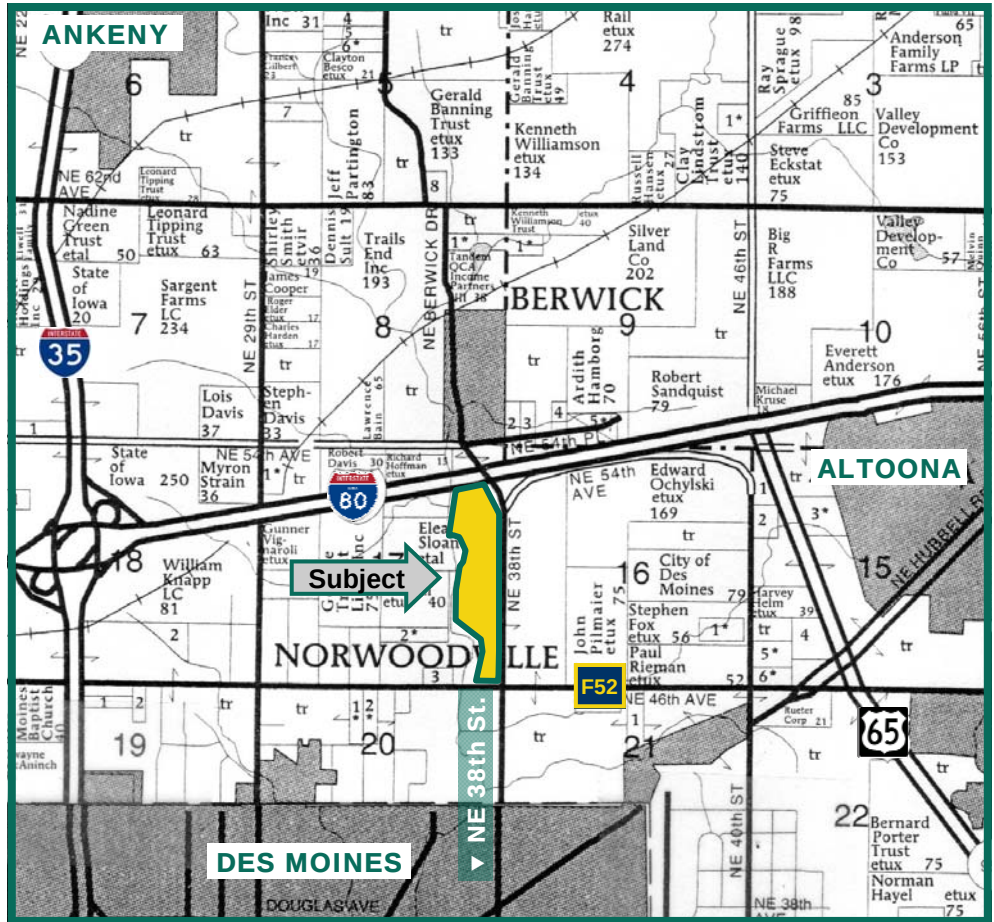




# LAND AUCTION

**76.4 Acres,  
Polk County,  
Iowa**



Map reproduced with permission of Farm & Home Publishers, Ltd.

**Date:** Wed. August 28, 2013

**Time:** 10:00 a.m.

**Auction Site:**

Samuel H. Bridge American Legion  
Post #396

**Address:**

315 2nd Street NW  
Bondurant, IA 50035

**Auction Information**

**Method of Sale**

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids

**Seller**

Eleanor Sloane, John Smidt and James Smidt

**Agency**

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

**Terms of Possession**

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on September 25, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur September 25, 2013, subject to the existing lease which expires February 28, 2014. Taxes will be prorated to September 25, 2013.

**Announcements**

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

**Chris Smith**

Licensed Real Estate Salesperson in Iowa  
415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500

515-382-1500 or

800-593-5263

ChrisS@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

REID: 000-3283

# Aerial Photo

## Property Information

### Location

1 mi. north of Des Moines on the west side of NE 38th St. or 1¼ mi. west of Altoona

### Legal Description

76.4 acres, m/l, in the E Fr. ½ E ½ south of Interstate 80 and east of Four Mile Creek in Section 17, Township 79 North, Range 23 West of the 5th p.m. (Delaware Twp.)

### Real Estate Tax

Taxes Payable 2013-2014: \$1,416

Net Taxable Acres: 76.4

Tax per Net Tax. Ac.: \$18.54

### FSA Data

Farm Number: 765

Crop Acres: 71.6 NHEL

Corn Base: 41.2

Corn Direct/CC Yields: 111/111

Bean Base: 30.4

Bean Direct/CC Yields: 30/30

### Soil Types / Productivity

Primary soils are Coland, Spillville and Terrill. See soil map for detail.

- **CSR:** 78.4 per County Assessor, based on net taxable acres.
- **CSR:** 68.7 per AgriData, Inc., 2012, based on FSA crop acres.

### Land Description

Level to gently sloping.

### Buildings/Improvements

None

### Drainage

Natural and tile. Tile map available.

### Water & Well Information

None

### Zoning

Zoning on the property is Low Density Residential

### Easements

Property includes a permanent easement for sanitary sewer right-of-way along the west property line.



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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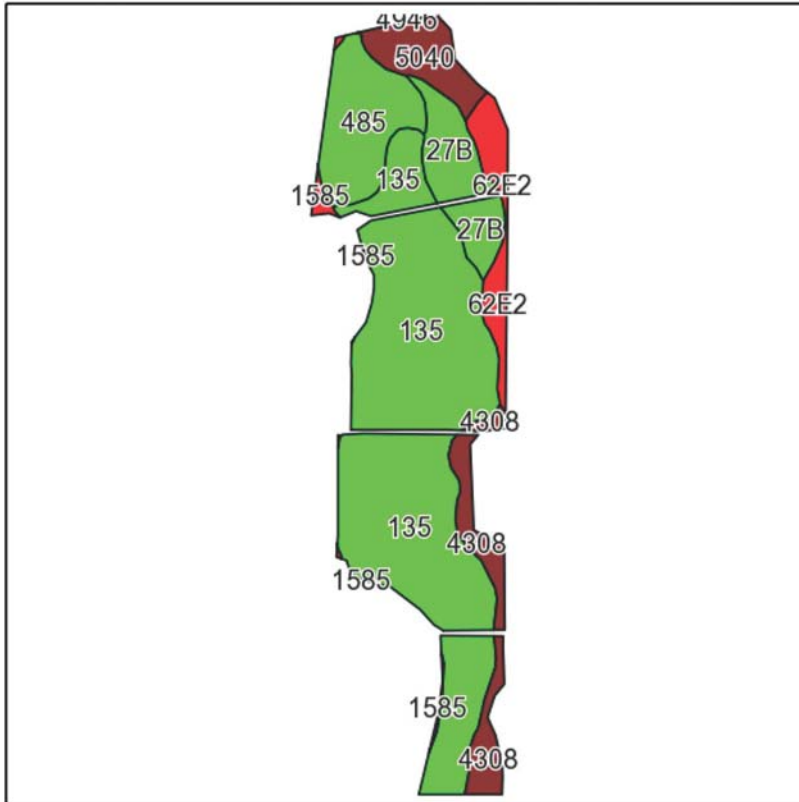
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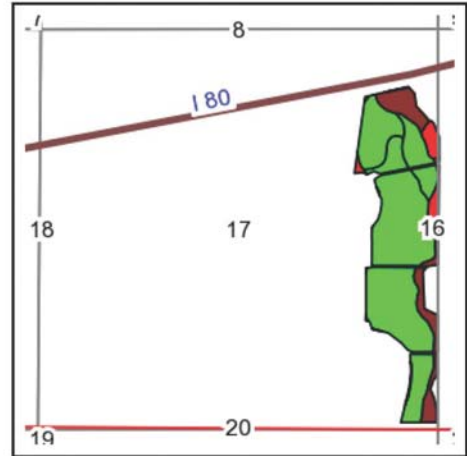
ChrisS@Hertz.ag

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# Soil Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Polk**  
Location: **17-79N-23W**  
Township: **Delaware**  
Acres: **71.6**  
Date: **7/19/2013**



Maps provided by:



| Code             | Soil Description                                              | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR* |
|------------------|---------------------------------------------------------------|-------|------------------|------------|---------------|------|
| 135              | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 43.6  | 60.8%            |            | IIw           | 80   |
| 485              | Spillville loam, 0 to 2 percent slopes, occasionally flooded  | 8.2   | 11.5%            |            | IIw           | 92   |
| 27B              | Terril loam, 2 to 5 percent slopes                            | 6.2   | 8.6%             |            | Ile           | 86   |
| 4308             | Wadena-Urban land complex, 0 to 2 percent slopes              | 5     | 7.0%             |            | Ils           | 0    |
| 5040             | Orthents, loamy                                               | 4.2   | 5.9%             |            |               | 5    |
| 62E2             | Storden loam, 14 to 18 percent slopes, moderately eroded      | 2     | 2.7%             |            | IVe           | 33   |
| 41C              | Sparta loamy fine sand, 5 to 9 percent slopes                 | 1.8   | 2.6%             |            | IVe           | 26   |
| 1585             | Spillville-Coland complex, channeled, 0 to 2 percent slopes   | 0.6   | 0.9%             |            | Vw            | 25   |
| Weighted Average |                                                               |       |                  |            |               | 68.7 |

Note: ALL soils information on this page is dated 1/21/2012

\*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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